

MINUTES

MANSFIELD PLANNING AND ZONING COMMISSION Regular Meeting, Monday, March 16, 2009 Council Chambers, Audrey P. Beck Municipal Building

Members present: R. Favretti (Chairman), B. Gardner, J. Goodwin,
R. Hall, K. Holt, P. Kochenburger,

P. Plante, B. Pociask, B. Ryan

Alternates present: M. Beal, G. Lewis

Alternates absent: L. Lombard

Chairman Favretti called the special meeting to order at 7:19 p.m. If needed, alternates will act in the following order: Beal and then Lewis. Hall and Kochenburger noted for the record that they listened to the tapes of the 3-2-09 meeting.

Zoning Agent's Report:

Items were noted.

Old Business:

1. Proposed Special Permit Modification, 1559 Stafford Road, Valley View LLC., File #105

Item tabled pending action on associated regulation revision.

2. Review of Land Uses/Potential Zoning Violations: Hall Property, Old Mansfield Hollow Road

Members discussed items in the draft letter to Hall written by the Zoning Agent. The following changes were suggested: change the deadline for the removal of equipment to May 15; change the wording in the first paragraph to reflect that the order is from the Town of Mansfield rather than from the zoning agent; that the actual pieces of antique farm equipment allowed to remain on the site be specified. The Commission then agreed by consensus that Hirsch should send the letter to Hall, with proposed changes. It was also agreed that the issue of construction and antique farm equipment should be reviewed by the Regulatory Review Committee in order to be better prepared for similar cases in the future.

3. Proposed Easement for Highway purposes, Conantville and Meadowbrook Roads

Holt MOVED, Gardner seconded, that the Planning and Zoning Commission notify the Town Council that, pursuant to Section 8-24 of the Connecticut General Statutes , the Commission has reviewed the proposed easement for highway purposes on property of Alice Kolega, 129 Conantville Road, as depicted on a July 24, 2008 map, revised to November 20, 2008, as prepared by Datum Engineer and Surveying, LLC, and has determined that the subject easement promotes public safety and Plan of Conservation and Development goals and objectives. Therefore, the Commission recommends that the proposed easement be accepted by the Town Council. MOTION PASSED UNANIMOUSLY.

Public Hearing:

Proposed Zoning Regulation Amendment, Valley View, LLC., File #1281

Chairman Favretti opened the Public Hearing at 7:34 p.m. Members present were Favretti, Gardner, Goodwin, Hall, Holt, Kochenburger, Plante, Pociask, Ryan, and alternates Beal and Lewis. Padick read the legal notice as it appeared in the Chronicle on March 3 and March 11, 2009. Padick noted a 3-12-09 memo from himself and stated that due to a notification error, the Public Hearing needs to be continued until the April 20, 2009 meeting to allow adequate time for review and comment on the application by WINCOG and the Town of Coventry. Padick added that the applicant is aware of the notification delay and offered, if needed, a time extension. Kochenburger MOVED, Holt seconded, to continue the Public Hearing on April 20, 2009. MOTION PASSED UNANIMOUSLY.

Old Business Continued:

4. Town Council/Town Manager Referral: Mansfield 2020: A Unified Vision/Housing and Sustainability and Planning Vision Points and Action Steps

Padick reviewed the action steps distributed to members in the packet, noting that the Town Council would like responses by April

1st. By consensus, the commission agreed to pass them on to the Town Council as presented.

5. **Special Permit Application, Proposed Efficiency Unit to an existing Single Family Home, 447 Browns Rd., Brenckle o/a File #1282**
Item tabled, awaiting 4/6/09 Public Hearing.
6. **Application, 4-Lot Subdivision, Hanks Hill & Farrell Rds., Clark Estates Subdivision, File #1280**
Item tabled, awaiting 4/6/09 Public Hearing.
7. **Application to Amend the Zoning Map, Whispering Glen, LLC, 73 Meadowbrook Lane, File #1283**
Item tabled, awaiting 5/4/09 Public Hearing.
8. **Special Permit Application for a Proposed 37 Unit Multi-Family Development, Whispering Glen, LLC, 73 Meadowbrook Lane, File #1284**
Item tabled, awaiting 5/4/09 Public Hearing.
9. **Potential Re-Zoning of the "Industrial Park" zone on Pleasant Valley Road and Mansfield Avenue.**
Item tabled, awaiting the reschedule of meeting with primary property owner.

Reports of Officers and Committees:

Favretti noted the next Regulatory Review Committee meeting is set for 3/24/09 at 1 p.m.

Communications and Bills:

Items 2 & 6 were specifically noted.

Responding to a question from Plante about the first building of the Downtown Partnership proposed on Dog Lane, Padick said that the plans have changed and the building will be merged with other buildings in Phase 1. The changed plans will be presented to the PZC for review, perhaps within a month or two.

Adjournment:

Favretti declared the meeting adjourned at 7:54 p.m.

Respectfully submitted,

Katherine K. Holt, Secretary